



November 30, 2012

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone 301-589-5318

RE: The Central Florida Regional Planning Council – application for FY12 US EPA Brownfields Area-wide Planning Grant

Dear Mr. West:

The Central Florida Regional Planning Council (CFRPC) is pleased to submit the enclosed proposal to the US EPA for a Brownfields Community-wide Planning Grant in the amount of \$198,032. This grant will support the efforts of the City of Lakeland Polk County to revitalize the East Lake Parker/West North Combee Neighborhood.

Required Information

1. **Applicant Information:** Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830-3931
2. **DUNS Number:** 14-125-5336
3. **EPA Cooperative Agreement Funding amount requested:** \$198,032
4. **Project Area Location and Description** Central Florida Regional Planning Council (for Polk County, City of Lakeland and the Combee Area Revitalization Effort/C.A.R.E.) CFRPC:
803,470 (US Census 2010)
 - a. Polk County: 609,492 (US Census 2011 estimate)
 - b. City of Lakeland: 98,589 (2011 US Census estimate)
 - c. East Lake Parker/West North Combee Neighborhood : 5,577 (US Census 2010)
5. **Contacts:**
 - a. Project Director: Helen D. Sears, Program Director
555 East Church Street
Bartow, FL 33830-3931
Phone: 863-534-7130 x 124 Fax: 863-534-7138, Email: hsears@cfrpc.org
 - b. Chief Executive: Patricia M. Steed, Executive Director
555 East Church Street
Bartow, FL 33830-3931
Phone: 863-534-7130 x130 Fax: 863-534-7138, Email: psteed@cfrpc.org

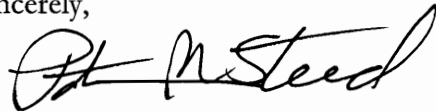


- 6. Date Submitted:** November 30, 2012
7. Project Period: Three Years
8. Summary:

The area known as the East Lake Parker/West North Combee neighborhood, is a blighted area with light and heavy industrial past and present uses along its southern boundary, the US 92 corridor. The area has a population of 1,262 persons. The site selected as the catalyst is an approximately 57 acre property located on the southeast shore of Lake Parker, directly north of US 92 and east of a power plant. The catalyst site is located within the City of Lakeland. The potential brownfield sites located to the west are located within unincorporated Polk County. The catalyst site served as municipal golf course and clubhouse until 1975 when the clubhouse was destroyed by a fire. CFRPC proposes to work with the community, area businesses, The City of Lakeland and Polk County to carry out research, inventory existing conditions and identify community priorities, coordinate with the community and other stakeholders and carry out effective community involvement to develop an area-wide plan, proposed implementation strategies and identify the resources needed to bring the plan to fruition.

The Central Florida Regional Planning Council appreciates the opportunity to apply for FY12 US EPA for a Brownfields Community-wide Assessment Grant to support environmental justice efforts and restoration of economic vitality in the East Lake Parker/North Combee Community. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,



Patricia M. Steed
Executive Director
Central Florida Regional Planning Council

Ranking criterion 1. Community Need

i. Economic concerns within the project area.

The majority of the project area lies within Combee Settlement, a Census-Designated Place in Polk County, Florida. Combee Settlement is an economically depressed community with higher unemployment, lower income, and lower educational attainment than Polk County or the nation. According to 2010 Census Bureau estimates, the unemployment rate is 16.4 percent. 20.6 percent of the population and 29.0 percent of those under 18 are living in poverty. 20.1 percent of households are receiving food stamps or Supplemental Nutrition Assistance Program (SNAP) benefits. Of residents aged 25 or older, only 58.9 percent hold a high school diploma and only 5.8 percent have a bachelor's or higher degree. Unemployment, low income, low educational attainment, and pervasive poverty combine to make the project area an area of critical economic concern. The economic situation has worsened in recent years; in particular, the unemployment rate has risen from 3.6 percent in 2006 to 11.6 percent in 2011. Polk County has been severely affected by the national recession. Fiscal Year 2012-2013 was the sixth consecutive year of declining ad valorem property tax revenue for Polk County. The jurisdictions covering the study area (Polk County and the City of Lakeland) lack funding for research related to neighborhood-level development.

Demographic Information¹

	Combee Settlement CDP/ East Lake Park- West North Combee Neighborhood	Polk County	Florida	National
Population:	5,577/1,262	609,942 ²	19,057,542 ²	308,745,538 ²
Unemployment:	16.4%	9.3%	7.4% ²	8.2%
Poverty Rate:	20.6%	15.2%	13.8%	15.1 %
Percent Minority:	30.1%	35.4%	42.7%	27.6%
Median Household Income:	\$36,055	\$43,946	\$47,661	\$49,445
Housing vacancy rate	17.1%	19.1%	21.3%	11.4%
Households w/no vehicle	10.2%	5.7%	7.3%	8.9%
Adults age 25+ with BA degree or higher	5.8%	18.0%	25.8%	27.9%
Speak English "less than very well"	16.3%	8.5%	11.9%	8.7%
Households receiving food stamps	20.1%	9.4%	14.2%	9.3%
Adults age 25+ with no high school diploma	41.1%	17.3%	14.1%	13.2%

¹ Data source: U.S. Census Bureau, 2010 unless otherwise noted.

² 2011 American Community Survey estimate.

ii. Grant funding will serve residents.

The Brownfields Area-Wide Planning grant funding will make possible an area-wide plan for an area with a disadvantaged population for which environmental degradation and contaminant exposure are pressing concerns. The residents of Combee Settlement include many historically underrepresented groups. As of the 2010 Census, the population was 9.2 percent African American, and 18.2 percent Hispanic or Latino of any race. 16.3 percent of the population speak English “less than very well.” In addition, as is mentioned above, poverty is widespread in the area. There are several pressing health concerns in the study area. Compared to Florida as a whole, Polk County has a higher obesity rate (37.6% versus 27.2% for the state), a higher percentage of adults who are smokers (21.2% versus 17.1% for the state), and a lower percentage of adults with health insurance (76.0% versus 83.0% for the state). In addition, Polk County has a higher rate of asthma than the state of Florida (9.3% versus 8.3%) and a higher rate of deaths from lung cancer (56 per 100,000 population versus 46.6 per 100,000 population for the state). This may be connected with air pollution from phosphate mining in the county.

The commercial/industrial portion of the study area (the US Route 92 corridor) has several sites whose recorded uses are associated with severe localized pollution, including a gas station and three auto repair shops. Chemical hazards may also be present from a barber shop and a gun shop. There are also several vacant commercial properties, including a defunct auto body shop, and several vacant land parcels. Lastly, Combee Settlement has an older housing stock (65 percent of housing units built before 1970),³ therefore lead paint and other hazards associated with older housing can be assumed to be present. This presents a threat to the entire population, but especially children and pregnant women, and may be a particular concern for households that grow food in their gardens, due to the presence of lead in the soil. The hazards presented by an older housing stock are exacerbated by a high residential vacancy rate (17.1 percent of housing units)..

iii. Economic, social and health concerns.

The study area consists of a residential area with older housing stock and a linear commercial/industrial corridor. Along this corridor there are several businesses associated with pollution hazards. The negative impact of economic trends on the commercial/industrial portion of the project area is visible from the presence of vacant commercial parcels and derelict commercial properties. The impact of economic trends is evident in the residential areas from the prevalence of poverty. A negative social concern in the study area (which may also translate to an economic concern) is the low level of educational attainment. In addition, homelessness is an enduring problem in Polk County; the most recent point-in-time survey of homelessness in the City of Lakeland, conducted in January 2011, counted 524 homeless persons in the city.⁴ Anecdotally, the Combee Settlement area suffers from high crime and homelessness.

Finally, the project area faces several pressing health concerns, as described in the previous section.

³ Data source: 2010 U.S. Census.

⁴ Homeless Coalition of Polk County. “Point In Time Summary for FL-503 – Lakeland.” <http://www.polkhomeless.org/PITSummary%20-%20FL503.pdf>

Ranking criterion 2. Brownfields Area-Wide Planning Project Description (30 points)

- i. Description of Brownfields Sites and Site: The site selected as the catalyst is an approximately 57 acre property located on the southeast shore of Lake Parker, directly north of US 92 and east of a power plant. The catalyst site is located within the City of Lakeland. The potential brownfield sites located to the west are within unincorporated Polk County. The catalyst site served as a municipal golf course and clubhouse until 1975 when the clubhouse was destroyed by a fire. The south central portion of the property is occupied by a mobile home and storage shed sales business. Two advertising billboards occupy the southwest corner and a liquor store occupies the southeast corner of the property. The remainder of the property is undeveloped and includes the shore of Lake Parker. The property is surrounded by a mix of industrial and power plant uses to the west, some commercial uses to the southeast and a residential neighborhood to the east/northeast.

Through a recent land use amendment, the catalyst site now has the potential for mixed use development including 440 residential affordable dwelling units and 590,730 square feet of non-residential uses such as retail, office, and neighborhood support services. The catalyst site is located on the north side of a major United States Highway (US 92) and is served by the Lakeland Area Mass Transit District. The site has significant potential in providing development opportunities.

High Priority Brownfield Sites: The potential brownfield sites are located along the north and south sides of the US 92 corridor, include the catalyst site. Uses such as auto repair, gas stations with convenience stores, retail, light industrial uses and one larger employer occupy the site. The railroad parallels the US 92 roadway corridor. The larger business, John Bean Technologies (JBT), Inc., employs 120 people and occupies a 166,000 square foot facility that is located on 25 acres of land just south and west of Lake Parker Drive and US 92. JBT currently utilizes the 63 year old facility to manufacture industrial citrus processing equipment and provide scientific research relating to the life and appearance of fresh citrus and vegetables. As with many of the properties within this corridor, JBT's facility is old and outdated. Recently, JBT shared a corporate long-term vision that entails a complete phased demolition of the existing facility and reconstruction of 140,000 square feet of new space on this same site. This redevelopment will increase their employment by nearly 20% and could serve as a \$16 million capital investment to the area. Although the JBT site is located outside of the current city limits, Lakeland is engaged with the business regarding their redevelopment plan and would like to see this property annexed into the City's municipal limits upon construction. Lakeland is encouraged by this project and the redevelopment possibilities that lie within this corridor which ultimately serves as an entry point into the City of Lakeland.

Site considerations: These sites, the catalyst site and the potential brownfields sites, are included in the area-wide planning project area for several reasons including community impacts, reuse potential, environmental concerns, and infrastructure considerations.

Community Interest: The Combee Area Revitalization Effort (C.A.R.E.) is a non-profit group comprised of several neighborhood associations that meet monthly with the goal of implementing improved planning strategies in order to create a better living and working environment. Other community efforts in the project area include: Adopt-A-Road, Adopt-A-

Park, Adopt-A-Lake, and Paint Your Heart Out Lakeland. In addition, many residents of the project area have passed Community Emergency Response Team (CERT) Training and have formed the Combee Community Emergency Response Team. The City of Lakeland has a vested interest in the project area, as this corridor is a gateway into the City. Additionally, Polk County continues to work in this area as well through housing rehabilitation projects and infrastructure improvements, such as drainage and roadway resurfacing. A Neighborhood Assessment, funded by the Polk County Board of County Commissioners, was completed in 2004. The assessment details the lack of existing infrastructure within the neighborhoods abutting the US 92 industrial and commercial corridor. Environmental concerns include stormwater runoff into Lake Parker. The City of Lakeland provides potable water to the project area.

ii. Project Tasks, Narrative Description, Budget

a. The following specific tasks and actions to accomplish such tasks are provided below:

- Inventory existing conditions and identify community priorities.
 - This includes property owner identification, review of existing and planned infrastructure conditions and capacity, inventory of existing land uses and building stock. (This research is estimated to cost \$18,217. In addition, \$6,000 of consultant work is estimated.)
 - Hold two community-wide meetings to initiate the project and work with the community to identify community priorities. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)
- Conduct research regarding existing conditions of targeted brownfields area and brownfields site reuse planning.
 - Provide brownfields economic research, infrastructure studies, research of environmental conditions of the brownfields area and environmental justice concerns.
 - Assess opportunities to address environmental concerns and promote suitable compatible development outcomes.
 - Research opportunities to promote the reuse of existing infrastructure including transportation, utilities, water and wastewater.
 - Research opportunities for linkages to housing, job centers, and transit in the project area.
(This work for the tasks above is estimated to cost \$38,548. In addition, \$10,000 of consultant work is estimated.)
 - This research will be conducted in conjunction with one to two additional community meetings. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)
- Develop a detailed brownfields area-wide plan.
 - Develop implementation strategies containing near-term and long-term actions to transition from planning research to on-the-ground results.
 - The plan will be developed in coordination with the community, stakeholders, Polk County, and the City of Lakeland.

(This work for the tasks above is estimated to cost \$67,625. In addition, \$6,000 of consultant work is estimated.)

- This research will be conducted in conjunction with two community meetings. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)
- Community Involvement.
 - Coordinate with the East Lake Parker and West North Combee Neighborhoods and the Combee Area Revitalization Effort (C.A.R.E.) through six meetings.
 - Continue coordination with the City of Lakeland and Polk County, and business owners.
 - In addition to the estimated meeting costs provided in the other tasks for location and supplies, it is estimated that this work will cost \$22,645 and the consultant cost will be an additional \$2,000.
- Cooperative Agreement Oversight.
 - Estimated costs for Cooperative Agreement Oversight is estimated at \$15,595 in addition to \$6,000 in consultant cost. Supplies are estimated to be \$500 for copies, maps, and other material products.

b. Budget Table.

- The budget table below identifies specific tasks for which the EPA grant funding will be used.

Cooperative Agreement Budget	Task 1 <i>Cooperative Agreement Oversight</i>	Task 2 <i>Community Involvement</i>	Task 3 <i>Existing conditions research</i>	Task 4 <i>Brownfields site reuse planning</i>	Task 5 <i>Develop brownfields area-wide plan & next steps/resources implementation</i>	Total
Personnel	\$10,893	\$15,818	\$12,725	\$26,927	\$47,237	\$113,600
Fringe benefits	\$4,702	\$6,827	\$5,492	\$11,621	\$20,388	\$49,030
Travel	\$1,500	--	--	--	--	\$1,500
Contractual	\$6,000	\$2,000	\$6,000	\$10,000	\$6,000	\$30,000
Supplies	\$500	\$1,900	\$150	\$150	\$1,200	\$3,900
Other (be specific; include amounts for subgrants)	--	--	--	--	--	--
Total EPA	\$23,595	\$26,545	\$24,367	\$48,698	\$74,825	\$198,030

Funds						
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iii. Project Consistency and Integration with Community Planning Efforts

The proposed project will build upon past efforts and planned projects in the area. Polk County conducted a community assessment of the East Lake Parker/West North Combee Area in 2004. The County has continued to invest in infrastructure projects in the area including drainage improvements and sidewalk connectivity. The City of Lakeland marks this area as gateway into the city and improvement of this area is a City priority as well. The Combee Area Revitalization Effort (C.A.R.E.) continues to work to propel new investment and improvement in the community. As indicated in the letters of support, the City of Lakeland, Polk County, and C.A.R.E. have supported this area and will support efforts for the Brownfields Area-Wide Planning Grant.

iv. Performance Measurement – Anticipated Outputs and Outcomes.

The East Lake Park/West North Combee Brownfields Area-Wide Plan will serve as a continuance of improvement efforts in this area. The anticipated outputs will be as follows:

- A series of documented meetings:
 - Community coordination meetings.
 - Community workshop to identify community priorities.
 - Meeting announcements and information.
 - Participation of current and new community stakeholders, including property owners and business owners.
- A list of 5 to 10 priority sites with which to pursue further design development, outreach and funding development.
- A list of brownfields sites and any public rights-of-way to assess and clean up, with an initial scope of work.
- Development of an alignment and schematic designs for the project area superimposed with properties and identify potential sites to assess and clean up.
- A preliminary budget for future site assessment work for identified sites.
- A finance toolkit that provides local, state and federal funding pathways for the 5 to 10 prioritized sites based on land owner, location, schematic design and any know existing conditions.
- Reports generated for the EPA as required by a Cooperative Agreement.

The anticipated outcomes include:

- A facilitated community process including:
 - Six (6) community meetings held in the project area addressing various aspects of the plan.
 - Proportional representation at community meeting among residents, business owners, cultural groups and interest groups.
 - Strengthening of current partnerships and creation of new partnerships to develop and implement open space and redevelopment projects.
 - Consensus building among neighborhood stakeholders.
 - Qualified information within the East Lake Parker/West North Combee Neighborhood brownfields.

- Recognition for the viability of the plan from groups representing environmental justice, economic and workforce development, healthcare providers and public safety.
- Recognition for the responsiveness of this Plan from communities around the area.
- The renewed vitality of the project area. This outcome can only be accomplished if there is in place a collaborative leadership group that ensures continuous assessment of conditions and implementation of improvements.

Measures of success: The primary measure of success is the development of an implementation plan for the financing, planning, assessment, remediation, and construction sites in the project area. Other measures of success are the number of organizations and participants in the planning process.

Ranking criterion 3. Community Engagement and Partnerships (20 points)

i. Existing, inclusive, and collaborative project area revitalization effort.

The City of Lakeland has a long tradition of neighborhood planning and redevelopment including its 2007 Sector Planning Initiative. The East Lake Parker/West North Combee Neighborhood lies in north western portion of Sector 6 - East Lakeland and is situated east of Sector 1 - Downtown Lakeland. Downtown Lakeland can trace its roots to the original 1882 Lakeland settlement which by the mid 1890's had grown to be one of the most prosperous cities in Florida. In June 2012, the City of Lakeland annexed a portion of the East Lake Parker/West North Combee Neighborhood as part of their redevelopment initiative designed to provide a better gateway to the historic downtown area. Unfortunately, there are numerous challenges to redevelopment of the East Lake Parker/West North Combee Project Area. The Combee Settlement Census Designated Place (CDP) currently has over 5,000 individuals living in a 10 square mile area. It suffers from the second highest crime rate in unincorporated Polk County consisting largely of drug related offenses. The East Lake Parker/West North Combee Project Area is also challenged by a largely transient population with almost half (45%) of the homes being trailers and a separate 45% of the homes are rentals. Additionally there is a significant homeless presence. These challenges are exacerbated by the presence of a number of up to 10 potential brownfields properties within the project area.

Since the East Lakeland Sector Plan has yet to be completed, the East Lake Parker/West North Combee Brownfields Area-Wide Grant will be used to implement a community-based planning process to develop an comprehensive area-wide brownfields plan that will not only direct redevelopment efforts for the East Lake Parker/West North Combee Neighborhood but will serve as a cornerstone document for all of the Sector-6 -East Lakeland Plan. The East Lake Parker/West North Combee Plan will also integrate Polk County's Community Investment Plan (CIP) since the majority of the project area is within unincorporated Polk County. It will specifically include FY 2013 CIP # 5600037 which is currently under construction and is designed to correct deficiencies in the stormwater drainage infrastructure. The existing drainage system is at or above capacity resulting in yearly flooding that affects portions of the East Lake Parker/West North Combee Neighborhood and has the potential to affect the project area brownfields sites.

- ii. List of local community-based organizations,¹² government entities, and other stakeholder.
 - a. The name, contact information, and specific role of each organization or stakeholder in the BF AWP project is provided in the table below.
 - b. The City of Lakeland, Polk County and the Combee Area Revitalization Effort have been involved in the proposed project area revitalization effort to date. These organizations as well as the Central Florida Regional Planning Council as well as community stakeholders will be involved in the proposed BF AWP project going forward.
 - c. Letters from all organizations and the stakeholders are provided in the appendix to this application.

Organization	Contact Information	Role
Central Florida Regional Planning Council (CFRPC)	Helen Sears, 863-534-7130, hsears@cfrpc.org	Primary Grant Applicant, Planning Team Leadership, Inter-governmental Coordination
City of Lakeland	Jason Willey, (863) 834-6011, jasonwilley@lakelandgov.net	Project planning, City of Lakeland Economic Development
Polk County	Jim DeGennaro, Community Development Manager, 863-534-6475, jimdegennaro@pol-county.net	Project Planning, Community Development and Future Financing Options
Combee Area Revitalization Effort (CARE)	Lorna Nieb, CARE President, dubheale2@verizon.net	Project Planning and Community Outreach
Combee Emergency Response Team	William Smith, CERT Training Officer, Contact Officer	Project Planning and Community Outreach
Neighborhood Emergency Preparedness Program	Kimbra L. French, NEPP Vice President, 863-409-4298	Project Planning and Community Outreach
Florida Department of Environmental Protection	Kimberly A. Walker, Brownfields Program Manager (813) 632-7600	Project Planning, Technical Assistance

- iii. Organizational and Stakeholders Involvement in the proposed project.

If funds are awarded, the Central Florida Regional Planning Council (CFRPC) will initiate the area-wide planning process by utilizing the East Lake Parker/West North Combee Planning Team consisting of stakeholders and planning professionals from each of the project partners. In 2003-2004, a Neighborhood Assessment was conducted of the East Lake Parker/North Combee Neighborhood for the Polk County Board of County Commissioners. Additionally, the CFRPC is recognized as one of Central Florida's leading brownfields experts. CFRPC received a \$1 million EPA ARRA Coalition Grant for community-wide assessment of brownfields sites. Over the course of the grant, 25 Phase I Environmental Site Assessments (ESA's) and 19 Phase II ESA's were completed.

CFRPC will serve as the leader of the East Lake Parker/ West North Combee Planning Team and is the lead applicant. CFRPC assumes all administrative responsibility for ensuring that the project area's planning process is carried out in compliance with all EPA requirements. Additionally, CFRPC will use its inter-governmental relationships with Polk County and the City of Lakeland to ensure the objectives of the project are met. One of the most critical aspects of the project is robust, representative community input which is the primary focus of the Combee Area Revitalization Effort (CARE), the North Combee Community Emergency Response Team (CERT), and Neighborhood Emergency Preparedness Program.. CARE began as the North Combee Community Policing Association (NCCPA) which began in the early 1990's and served the community until CARE was incorporated in 2000. In 2003, several members of CARE partnered with Polk County and earned CERT training certification. These two organizations, in conjunction with the Neighborhood Emergency Preparedness Program (NEPP) and the Lakewood Park United Methodist Church will play in integral role in community outreach. The members of the Planning Team have each provided a "Letter of Commitment" stating their intent to cooperatively work together.

It is CFRPC's intent to adopt the EPA's recommended 4-Step Framework to facilitate community involvement in area-wide planning activities for the catalyst site (and the other brownfields sites within the project area) with scientific, economic, land use policy and other expertise coming from consultants and other governmental agencies, including the EPA. A milestone schedule showing the proposed timeline for planning activities over the 24-month grant term is included in the appendices.

Step 1. Planning to identify potential future uses for brownfields properties.

The Planning Team will engage a broad, representative, cross-section of area residents in the community planning process through intensive outreach and organizing. This will be accomplished through the following tasks:

The project area Planning Team will schedule and facilitate a series of six (6) community meetings 24 months. These meeting will include: Community visioning for redevelopment of identified brownfields properties; and training events and discussions addressing best management methods for individual site preparation, minimizing health risks from exposure, and innovative remediation technologies that are appropriate to the types of brownfields sites within the project area. Community members will voice their preferences for individual site redevelopment scenarios (i.e. multi-family housing, youth center, commercial, open space or parkland) and also from exposure examine the benefits of innovative cleanup and redevelopment approaches. These may include but will not be limited to: minimizing the risk to public health from exposure; minimizing the carbon footprint and reducing waste by soil reuse and applying smarter investigation/remediation techniques (field screening, direct-push drilling, geophysical surveys) during cleanup; using green building design and materials in new developments, including alternative energy, biofiltering of runoff into the lake to prevent pollution, and storm water recapture systems for landscaping after cleanup to conserve water usage.

To support community training events and planning meetings, CFRPC will request information from the EPA and local organizations with recognized expertise in

brownfields issues. Community planning decisions for brownfields sites will inform assessment methodologies and site plan preparation, as well as larger planning and investment strategies for the project area. A community consensus will be obtained for each site.

An area-wide economic study of the brownfields-impacted area will be conducted that will inform the community's land use planning by identifying needed retail and commercial services as well as affordable and market rate housing. The results of the study will be presented to residents during planning sessions for each site and used to develop an Area-wide Brownfields Plan. Integrating the results of community-engaged planning for brownfields sites remediation and redevelopment into City of Lakeland and Polk County planning and subsequent implementation, which will be monitored and evaluated using a set of sustainable community/quality of life indicators that include health safety; LEED "green" criteria, arts and culture, education, and community ownership and economics.

Step 2. Create a set of area wide strategies which will help ensure successful assessment, cleanup and reuse of the brownfield site(s) within the brownfields-impacted area. Step 3. Develop strategies for facilitating the reuse of existing infrastructure (e.g., transportation systems, waste water and drinking water systems, sewage systems, etc.). In coordination with the City of Lakeland, Polk County, and the community, planning partners will identify existing infrastructure on or in the vicinity of brownfields sites and determine the adequacy of those systems for the planned redevelopment at each site. As noted, the lack of available development funds in the East Lake Parker/West North Combee Neighborhood has left the area with major deficits in terms of infrastructure (inadequate sidewalks, water and sewer lines, lack of public parks, greenspace, and public parks and recreation, etc.). To minimize the costs of redevelopment within the project area, concerted planning by the Planning Team will finalize land use concepts for each site that make optimal use of serviceable infrastructure and identify new infrastructure requirements. These strategies will be reflected in the Area-Wide Brownfields Plan and the Sector 6 – East Lakeland Plan.

Step 4. Determining next steps and identifying resources needed to implement the area-wide plan, such as assistance needed within the brownfields-impacted area to help fund assessment, cleanup and subsequent reuse of brownfields site(s), potential partnerships with federal, state and regional planning agencies or councils of government, and local partners needed. With assistance/input from its community planning partners, the CFRPC will develop an area-wide Brownfields Plan for the Project Area. It will identify brownfields sites by priority, perceived type and levels of contamination at each site, status in terms of assessment and site preparation strategies, and funding requirements by phase to convey the site through the remediation process and readiness for a redevelopment project. CFRPC's planning partners at the local, city, and county levels are assisting with identifying infrastructure funding sources and strategies, and collaborating on submitting grants to public agencies.

iv. Incorporating Community Input.

There will be six (6) community meetings and two site tours. There will be one brownfields charette. The input received from this outreach as well as the distribution of surveys will be incorporated into the plan. Updates via the CFRPC's website, www.cfrpc.org as well as the City of Lakeland and Polk County's websites and via C.A.R.E.'s newsletter will be provided.

Ranking criterion 4. Community Benefits (15 points)

i. Examples of community improvements and brownfields assessment, cleanup, reuse and area revitalization.

The cleanup and subsequent reuse of the catalyst property and potentially 10 brownfields sites in the project area will provide benefits to the economy, the environment, public health, and transportation. Moreover, the East Lake Parker/West North Combee Brownfields Area-Wide Plan will allow the Planning Team to take a comprehensive approach to redeveloping the area in light of assessment data, rather than piecing together plans for individual brownfield properties as funds allow. Eventual redevelopment in these areas will lead to temporary and permanent job opportunities, relieve urban blight, and prevent further exodus of people from these areas, thus reversing the past trends of a depressed economy. Economic vitality of the City of Lakeland's downtown area will be greatly enhanced through the renovation of the gateway properties in the area of the Project Area and through the reuse of sites that have existing infrastructure and the employment of a local workforce eager for good jobs. The grant will help stimulate the economies of the City of Lakeland and of Polk County by laying the foundation for future redevelopment in this area.

ii. Advancement of Sustainable Communities Livability Principles.

The Planning Team for the project is focused on key issue areas and will develop goals based on Transportation and Land Use, Environment and Natural Resources, Education, Workforce and Economic Development, and Cultural Resources. Brownfields redevelopment has been shown to have a definite impact on public health. By conducting environmental site assessments and remediation planning that could lead to eventual site cleanup and restoration, actual or perceived health risks to the project area and other nearby communities can be removed or reduced. The East Lake Parker/West North Combee Brownfields Area-Wide Plan will integrate and enhance the City of Lakeland's and Polk County's ongoing efforts to prevent pollution, reduce resource consumption and limit habitat destruction by directing development to areas with existing infrastructure, thereby conserving greenfields and potentially reducing or eliminating contaminants entering Lake Parker and other nearby water bodies through stormwater runoff. For instance, the former gas stations in the area indicates a troublesome potential for leaking underground storage tanks. Cleaning up these sites along with the former golf course catalyst site will improve environmental quality for residents in the Combee Settlement area. Planning efforts will incorporate community input and vision into developing a multimodal transportation concept that will tie the East Lake Parker/West North Combee Neighborhood to the historic City of Lakeland downtown area. Successful implementation of the grant will facilitate the construction of planned bike routes, pedestrian paths, and public transportation with the goal of increasing the project area's array of safe, reliable, and economical transportation choices, improving access to markets, promoting energy efficient housing locations in existing communities, reducing travel costs,

and improving air quality through reduced greenhouse gas emissions. The planning process will incorporate consideration of green and sustainable design and will emphasize infrastructure improvements that facilitate walking, biking and other community designs that reduce dependence on automobiles while meeting residents' need for increased mobility. Properties that are redeveloped as a result of the East Lake Parker/West North Combee Brownfields Area-Wide Plan will be developed to the current standards which require environmental standards for green space, landscaping and other esthetic elements. Existing infrastructure (water, sewer, electric, roadways) is already located. Fact sheets on construction and post-construction stormwater management, energy efficiency and recycling programs will be distributed to new owner and potential developers of the properties.

Promote equitable, affordable housing.

The East Lake Parker/West North Combee Brownfields Area-Wide Plan will help identify appropriate locations for affordable housing in the East Lake Parker/West North Combee Brownfields Area-Wide Plan and the GIS inventory will assist in development of new projects to provide housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.

Enhance economic competitiveness.

The US 92 corridor of the East Lake Parker/West North Combee Brownfields Area-Wide Plan area includes a number of small businesses and one large employer. This one large business, John Bean Technologies (JBT), Inc. currently employs 120 people and occupies a 166,000 square foot facility that is located in 25 acres of land just south and west of Lake Parker Drive and Highway 92 E. There are several potential brownfield sites in the area including the catalyst site. A plan for this area will significantly improve this area and surrounding areas.

Support existing communities.

Many small towns and communities within Central Florida do not have a sustainable economy and local government cannot afford to provide essential services. The residents of the project area have shown taken the initiative to improve their health, safety, and welfare by forming the Combee Emergency Response Team (CERT). The CERT Program educates the residents area about disaster preparedness for hazards that may impact their neighborhood and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Ranking criterion 5. Programmatic Capability and Past Performance

Past Performance: Has Received EPA Brownfields Grants: HBRP has received the following grants and has met all reporting requirements including ACRES and is on track to complete all outputs and outcomes in a timely fashion:

Program	Funder	Amount	Balance 9/30/12	Award Date	Grant Accomplishments
Brownfields - RLF	EPA	1,000,000	963,211	9/2011	Selected consultants, organized selection process, drafted loan & subgrant applications & grant/loan documents, approved 1 st subgrant.
Brownfield	EPA	1,000,000	-0-	7/2009	Completed 25 Phase I ESA's & 19 Phase II

s – Assessment	(ARRA)				ESA's, carried out reuse planning, & soil/groundwater testing for radiation.
Regional Sustainable Communities	HUD, EPA, FDOT	1,400,000	533,217	2/2011	Developing Rural Affordable Housing Model, Energy Baseline Inventory & Environment and Natural Resources Database, & Economic Development Strategy for Alternative Fuels.
FTA Sect. 5317-New Freedom	FDOT	629,640	193,300	4/2010	Provided 3,384 ADA (Disabled) Trips
FTA Section 5311 Trans.	FDOT	2,711,576	87,624	11/2007	Provided 66,740 General Public Trips

Adverse Audits - CFRPC's most recent audit was conducted for the year ended 9/30/2011 by Clifton Larson Allen, LLP who noted no adverse findings.

ii. Programmatic Capability – The Area-wide planning grant will be managed by Helen Sears, Program Director/Manager, supported by qualified planning and environmental professionals. CFRPC will contract with an experienced brownfields environmental consultant to support brownfields area-wide planning activities and conduct research on the Catalyst property and the commercial properties in the planning area. CFRPC's staff has extensive planning and project management experience and has successfully managed many state and federal grants. CFRPC manages its brownfields program with existing staff & with procurement activities via its purchasing office, complying with all federal/ state/agency requirements. Ms. Sears serves as Brownfields Project Director/Manager. Ms. Sears has 35+ years of experience in program design/management, planning & coordination, communications and grant writing, public relations/marketing, meeting planning, & grass roots community organization. After 2 decades with neighborhood-based human service agencies and a private college, she owned/operated consulting businesses in Minnesota and Turkey. Prior to joining CFRPC, she was a project manager, planner and public information specialist for a national engineering firm where she worked with low-income neighborhoods including conducting a Combee Area infrastructure inventory with Ms. Jennifer Codo-Salisbury the CFRPC Planning and Administrative Director. Ms. Sears will work with CFRPC staff and consultants to meet all grant environmental/administrative requirements. Brownfields Area-wide Planning Team activities will be led by Jennifer Codo-Salisbury, CFRPC Planning Director. Ms. Codo-Salisbury, *MPA, AICP*, leads a dynamic and multi-functional planning department which administers such programs as Geographical Information Systems, local land use planning, Developments of Regional Impact, and State coordination. Jennifer has 14 years of experience in urban planning, has a Master of Public Administration degree from the University of South Florida and is a certified planner. Prior to joining the Central Florida Regional Planning Council, Jennifer managed several large-scale planning projects in both the public and private sectors. CFRPC's Finance Dept. is headed by Julie Davis, CPA, who is responsible for all financial matters/grants administration. Audited annually, the accounting office will coordinate all assessment financial functions with the Project Director. CFRPC ensures compliance with program and comprehensive-planning requirements by incorporating approved accounting procedures, providing internal audits, and following grant requirements. CFRPC uses several reporting systems to comply with reporting requirements. Though the organization is small, it handles a

variety of grants administrative/compliance requirements. All grant/contracts managed by CFRPC are current on reporting requirements and in compliance with all contract terms/conditions. CFRPC has a track record of retaining highly qualified management and supervisory staff. This record is exemplified by the long tenure of many of the employees, including Ms. Sears and Ms. Codo-Salisbury. CFRPC's reputation as a progressive organization and leader in the planning and community development fields have enabled it to retain and attract highly qualified staff. CFRPC has procedures in place to ensure a smooth transition if new project management or support is needed. The team will meet regularly to keep everyone up to date on program progress. Should employee turnover occur during the grant period, CFRPC has proven hiring procedures to ensure properly qualified/experienced personnel fill vacancies as quickly as possible.

Mr. Godwin's specialties are geographic analysis, demographic research, and data management. In addition to developing a broadband planning toolkit and assisting with the region's Comprehensive Economic Development Strategy, he is a GIS specialist. Ariel holds a Master of City and Regional Planning degree from Ohio State University. Prior to joining the CFRPC, Ariel worked for regional planning agencies in Ohio and Massachusetts. Previously, he had a 6-year career as a freelancer and consultant in the translating, editing, and publishing industries.

Brownfields Planning Experience

The CFRPC recently completed a previously awarded ARRA EPA Assessment Coalition Grant of \$1 million resulting in the following ongoing projects among others.

Cigar Factory, Bartow, FL	Phase I & II Environmental Site Assessments (ESA) were completed on the 2.06 acre site of a former Cigar Factory Built in 1925; it is a federally-listed historic landmark. Residents are pursuing adaptive reuse as a community center with arts-oriented retail, offices and an adjacent mixed use/housing project.
US Ecogen (Property Owner- Hacklake Forests LLLP) Fort Meade, FL	Phase I ESA was completed on 4,144 acres of mined lands. A renewable energy company plans to build a \$240 million biomass electricity generation plant. The plant will burn wood chips from eucalyptus trees the company will grow on nearby plantations. After the initial 200 construction jobs, the plant will employ 50 persons. Thus far this project has leveraged \$497,000 in funding for access improvements and the City is applying for a \$2 million state Economic Development Block Grant to extend utilities to the site.
Ridge Fertilizer, Lake Wales, FL	Phase I & II ESA's were completed on 2.10 acres of a planned neighborhood park or green space.
Prairie Mine Road, Mulberry, FL	Phase I and Phase II ESA's completed. The 4.13 acres was donated by the City of Mulberry for a primary Health Care Center (HRSA capital funding has been requested.) With the assistance of a HRSA Planning Grant, the CFRPC and Central Florida Healthcare have worked with Mulberry citizen volunteers for over a year to help establish a clinic to address the abundance of healthcare needs for the children and adults of Mulberry.
Former Polk	Phase I and II ESA's were completed on 268 acres. The Polk Commerce

Nursery, Polk County	Center Community Redevelopment Agency is working with the new owners of the property on long term plans for development as a tourism/mixed use/retail development project to promote economic growth and jobs.
Lincoln Square Apartments, Lakeland Community Redevelopment Agency	Phase I completed. This 4.7 acre blighted property has vacant multifamily structures that need asbestos remediation. An EPA RLF Subgrant was approved for remediation activities. Future development plans include adjacent school playground expansion combined with residential development. Located in the "Mid Town" CRA area, the redevelopment plan was developed through a public participation process identifying economic and physical challenges and goals for the area.
Mulberry Nature Park, Mulberry, FL	Phase I assessment was completed on this .7 acre parcel and it was acquired by the city. The Mulberry Nature Park is being developed with the volunteer help of citizens, agencies and businesses. Interpretive signage has been installed to educate student and adult visitors. The property has lake access for fishing. Future plans include a boardwalk, "floating" dock and limited plumbing facilities for visitor use.
Peace River RV Park, Fort Meade, FL	Phase I and II assessments were completed on 143.7 acres of an outdoor recreational facility adjacent to the Peace River. Ft. Meade recently received a \$38K USDA grant for a feasibility study for development of a city-owned RV Park on part of this property as a revenue source for this small financially-strapped city.

Ranking criterion 6. Leveraging

In 2010 - 2011 as a member of the Heartland Brownfields Revitalization Coalition, CFRPC applied for and was awarded an FY11 US EPA Brownfields Community-wide Coalition Revolving Loan Fund Grant in the amount of \$1,000,000. of which a portion of the RLF funds could be used to fund cleanup activities should contamination be found on any of the sites. The East Lake Parker/West North Combee Brownfields Area-Wide Planning Team does not anticipate any additional funding needs to complete the proposed scope of the brownfields area-wide planning project. However, the CFRPC, the City of Lakeland, and Polk County will commit in-kind services to meet the needs of this project including active participation and guidance of Lakeland's Economic Development Manager and the research and planning resources of the Polk County Growth Management Department. Other kind services may be provided such as providing facilities for public meetings, supplies, and project support. As the project progresses, CFRPC will work with community partners, organizations and state and federal regulators to identify funding for future efforts related to this initiative, such as additional cleanup activities and redevelopment. Additional funds that are either committed or planning to be pursued include EPA Brownfields Cleanup Grants, Community Block Grants to assist with housing rehabilitation, acquisition, clearance, relocation, water and sewer upgrades and improving accessibility between residential, commercial, and recreational areas in the Combee Settlement and the surrounding City of Lakeland. Successful implementation of the East Lake Parker/West North Combee Brownfields Area-Wide Plan will improve the chances of receiving additional grant awards and the investment of private developers.

TABLE OF APPENDICIES

- A. Threshold Criteria**
- B. Letters of Support List with Support Commitment**
- C. Responses to all Threshold Criteria**
- D. Project Milestones**
- E. None**
- F. None**
- G. None**
- H. Application for Federal Assistance (SF-424)**
- I. Documentation of Applicant Eligibility and Other Criteria**

APPENDIX A
Threshold Criteria

APPENDIX B

Letters of Support List with Support Commitment

CFRPC
FY 12 USEPA Brownfields Area Wide Planning Grant

Appendix C Letters of Support List with Support Commitment

Letters

Organization	Contact Person	Contact Information	Commitment	Involvement
City of Lakeland / Community Development	Jim Studiale Director Community Development Dept.	<u>863.834.6011</u> 225 S. Massachusetts Ave. Lakeland, FL 33801	Meeting participation, Community/Public Information	√
Florida Department of Environmental Protection	Kim Walker Brownfields Program Manager, Bureau of Waste Cleanup	<u>863.632.7600 x420</u> Bob Martinez Center 2600 Blairstone Rd. Tallahassee, FL 32399-2400	Meeting participation	√
Lakewood Park United Methodist Church	Sue Garcia Pastor	<u>863.665.1242</u> 1150 N. Combee Rd. Lakeland, FL 33801	Meeting Space	√
Combee Area Revitalization Effort (C.A.R.E.)	Lorna Nieb President	<u>863.669.0185</u> 3325 Oakland Rd. N. Lakeland, FL 33801	Public outreach, Meeting facilities, Marketing	√
Polk County Board of County Commissioners	Jim DeGennaro Community Development Manager	<u>863.534.6475</u> 330 W. Church St. PO Box 9005, Drawer CA01 Bartow, FL 33831	Reporting services, Public Outreach, Research & Planning	√
Community Emergency Response Team	William Smith Training Officer	<u>863.812.0430</u> North Combee Emergency Response Team 3037 Mineola Dr. Lakeland, FL 33801	Public outreach, Advertising, Meeting participation	√
Neighborhood Emergency Preparedness Program	Kimbra French Vice President	<u>863.409.4298</u> 2624 Canal Dr. N. Lakeland, FL 33801	Meeting participation	√



JIM C. STUDIALE
Director
Community Development Department

Helen Sears
Brownfields Project Manager
Central Florida Regional Planning Council
555 East Church Street
Bartow, Florida 33830

RE: Brownfields Area Wide Planning Grant

Dear Ms. Sears:

Please accept this letter of support from the City of Lakeland's Community Development Department, to the Environmental Protection Agency (EPA), for the favorable consideration of the Brownfields Area-Wide Planning Grant, CFDA No.: 66.814.

The City of Lakeland has a long tradition of neighborhood planning and redevelopment. Functioning as a successful urban area, Lakeland is set up to offer a variety of residential and employment options that utilize the City's various shopping, dining and cultural amenities. Designing plans, researching needs and working with property owners, the City understands how to implement redevelopment opportunities.

With that, the area-wide Brownfield Planning Grant presents a unique opportunity to partner with Polk County and the Central Florida Regional Planning Council. As the largest City in the County, Lakeland has an existing working relationship with the County and is committed to working cooperatively. As part of Lakeland's commitment to this project, the City has appointed a Jason Willey as a staff liaison to this project. Jason is Lakeland's Economic Development Manager and can be reached by phone (863) 834-6272 or email jason.willey@lakelandgov.net at Lakeland's City Hall at the below address.

From an involvement standpoint, Lakeland has a vested interest in this area. Even though the bulk of the land within the proposed Brownfield Study Area is located outside of the current city limits, this corridor is a gateway into Lakeland and needs assistance. The City's role in this Grant will be to provide guidance and participate as an active team member assisting in the implementation and vision for this area.

Thank you for your support. We look forward to implementing a strategic plan for redevelopment within this corridor.

Sincerely,



Jim Studiale, AICP
Community Development Director



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

BOB MARTINEZ CENTER
2600 BLAIRSTONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

**RICK SCOTT
GOVERNOR**

**JENNIFER CARROLL
LT. GOVERNOR**

**HERSCHEL T. VINYARD JR.
SECRETARY**

November 27, 2012

Mr. Phillip Vorsatz, Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
RCRA Division
Brownfields Section
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Dear Mr. Vorsatz:

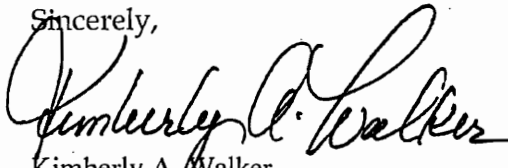
The Florida Department of Environmental Protection (Department) acknowledges and supports the Central Florida Regional Planning Council's application for a Brownfield Areawide Planning Grant. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-12-06 titled "Guidelines for Brownfields Areawide Planning Grants". EPA Brownfields grant funding will strengthen the cleanup and redevelopment efforts of the Central Florida Regional Planning Council. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant

Page Two
EPA Grant Proposal
November 27, 2012

funding to enhance the success of their brownfields project. The Central Florida Regional Planning Council is also encouraged to contact John Sego, P.G., the Southwest District Brownfields Coordinator, at (813) 632-7600 ext. 420 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,



Kimberly A. Walker
Brownfields Program Manager
Bureau of Waste Cleanup

KAW/db

cc: Helen Sears, Program Director (hsears@cfrpc.org)
John Sego, P.G., FDEP Southwest District Brownfields Coordinator
(John.R.Sego@dep.state.fl.us)
Barbara Caprita, EPA Region 4 Florida Grants Coordinator
(Caprita.barbara@epa.gov)
Nicole Comick-Bates, EPA Region 4 Florida Grants Coordinator
(Bates.nicole@epa.gov)
Lauren Milligan, FDEP Florida State Clearinghouse Environmental Manager
(lauren.milligan@dep.state.fl.us)



Lakewood Park United Methodist Church of Lakeland, Inc.
1140 North Combee Road
Lakeland, Florida 33801

Office: 863-665-1242

Home: 863-644-6734

11/28/2012

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

Dear Mrs. Sears,

Lakewood Park United Methodist Church of Lakeland Florida is in support of the Brownfields Area-Wide Planning Grant to help with the clean-up of land that has been abandoned or under used or is a hazard to the health of Combee residents.

Lakewood Park UMC is located at 1440 North Combee Road in Lakeland, FL. We are in a low to low middle income area. It would be beneficial to the Combee community to have this grant for clean up and recovery of land use. There are some abandoned sites and commercial facilities that would be revitalized with grant money to help the Central Florida Regional Planning Council.

This grant money would enable the Combee community to clean up sites and attract new businesses and industries to this area and creating more jobs. It would be a revitalization of this area. Please help us clean-up, revitalize, and restore pride to this neighborhood.

You are welcome to use Lakewood Park UMC as a meeting and planning site. We gladly welcome and will work closely with the planning committee.

Sincerely,

Sue Garcia, Pastor
Lakewood Park United Methodist Church
1140 North Combee Road
Lakeland, FL 33801
863-665-1242



**Combee
Area
Revitalization
Effort**

Your Community 501c4 Organization Working For You.

November 29, 2012

Helen Sears
Brownfields Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33831

Dear Mrs. Sears:

Please accept our letter of support for the EPA Area Wide Brownfields Planning Grant Application that the Central Florida Regional Planning Council (CFRPC) is submitting.

The Combee Area Revitalization Effort (C.A.R.E.) is a non-profit group comprised of several neighborhood organizations. The group meets on a monthly basis to discuss neighborhood projects for the betterment and beautification of approximately 10 square miles of an unincorporated area of Polk County.

The main focus of our concern is the Combee Settlement area. Our hopes for the future of the area are to implement improved planning strategies in order to create a better living and working environment. There is currently blighted housing with a majority of elderly owners and tenants that are unable to perform the normal upkeep required. The area is a racially diverse population of approximately 5,500 people. There are no park facilities within a safe walking distance. Strategic planning would contribute greatly to the improvement of the entire neighborhood. The continuation of existing sidewalks, a Community Center as well as development of urban gardens on vacant properties are some of the projects we have discussed. The Combee area has historical significance to the entire area and its preservation and general upkeep is vital to our committee.

Our group is eager to invest in this effort by offering meeting facilities, public outreach and volunteers to assist in any way possible.

Thank you,

Lorna Nieb
President

James P. Freeman
County Manager

William D. Beasley
Deputy County Manager

Lea Ann Thomas
Assistant County Manager



Board of County Commissioners

330 West Church Street
Post Office Box 9005
Drawer CA01
Bartow, FL 33831

Telephone: (863) 534-6444
Fax: (863) 534-7069

November 28, 2012

Helen Sears
Brownfields Project Manager
Central Florida Regional Planning Council
555 East Church Street
Bartow, Florida 33830

RE: Brownfields Area Wide Planning Grant

Dear Ms. Sears:

The Polk County Community Development Office wholeheartedly supports your application for grant funding for a Brownfields Area Wide Planning study in the Combee neighborhood in Lakeland, Florida. Because the study area includes available land which can be developed for community and economic development purposes and is in an area of industrial redevelopment on a major commercial highway, we are excited about the prospects of being a contributing member of your planning team.

On the front end, our office can provide the project detailed 2013 Nielsen Claritas demographic reports and 2013 Nielsen GAP reports which reveal prospects for commercial and retail development on the subject property and surrounding areas. We will also be the project's liaison to the Polk County Growth Management Department with its full complement of research and planning resources dedicated to the project, including expertise in brownfields strategies and project implementation.

After the planning stage of the project is completed, we will be anxious to work with the owners and/or developers of the studied property on expedited permitting through the City of Lakeland and to offer finance options, including Industrial Revenue Bonds, SBA 504 loans, and USDA Business & Industry loans. Our office also has the tools to assist with the marketing outreach to potential users of the property.

This grant is a wonderful opportunity for Lakeland and for Polk County as we continue our efforts to bring job opportunities to our community. We appreciate the Central Florida Regional Planning Council's efforts to secure this important grant and look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim DeGennaro". The signature is fluid and cursive, with the first name "Jim" and last name "DeGennaro" clearly distinguishable.

Jim DeGennaro

Community Development Manager

863-534-6475

jimdegennaro@pol-county.net



William Smith
Training Officer
North Combee Community Emergency Response Team
3037 Mineola Dr
Lakeland, FL 33801
863 812 0430

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

Dear Ms Sears:


Thank you for involving North Combee CERT in your plans for your grant application. Your plans could mesh well with the objectives of our organization. We have been struggling to get our community more involved in local emergency relief. Right now the prevailing attitude is: "It won't happen here; or "If anything happens, I know you are here to rescue me". Our biggest concern is that we are a small unit, with a large number of flimsy residences (mobile homes greater than 20 years old).

We are hoping your presence can serve to galvanize this community into action, any action. We would be more than willing to help advertise your presence by handing out fliers, posting notices of meetings, etc., as well as attending any meetings held in person.

Sincerely yours,



William Smith
Training Officer
North Combee CERT



Kimbra L. French
Vice President
Neighborhood Emergency Preparedness Program
2624 Canal Dr N
Lakeland, FL 33801
863 409 4298

Helen Sears
Program Director
Central Florida Regional Planning Council
555 East Church Street
Bartow, FL 33830

Dear Ms Sears:

NEPP
planning
Our organization is pleased to support you in your quest for a grant to assess, cleanup and reuse a brownfield in our community. NEPP is primarily focused on training individuals in emergency preparedness; however, any land use in our community affects how individuals can be impacted by disaster. Land that has essentially been abandoned by its owner especially presents dangers to surrounding residents in the form of wind blown debris, homeless squatters, stagnant water and who knows what else.

Our community is facing many challenges at the moment: homelessness, absentee landlords, a higher than average proportion of antiquated mobile homes, drug abuse, prostitution, and petty theft. In fact, our area has the 2nd highest crime rate in unincorporated Polk County.

We would be delighted to participate with you at any level of involvement. Most of the businesses in the area are familiar with us from our distribution of fliers for our own meetings.

Sincerely yours,

Kimbra L French

Kimbra L. French
Vice President
863 409 4298

APPENDIX C

Responses to all Threshold Criteria

CFRPC
FY 13 USEPA Brownfields Area Wide Planning Grant

Appendix 1: Threshold Criteria Worksheet

Name of Applicant: *Central Florida Regional Planning Council*

1. **Applicant eligibility:** Describe how you are an eligible applicant as specified in Section III.A., *Eligible Entities*.

CFRPC is a regional planning agency established by state statute and an inter-local agreement by its members. Both documents are attached.

If applicable:

☒ Attach documentation of your eligibility if applicant is not a city, county, state or tribe. Documentation includes non-profit status, resolutions, statutes, etc.

☐ If applicant is a nonprofit, provide evidence of current nonprofit status under federal, state, or tribal law at the time the proposal is submitted. *NA*

☐ State applicants must clearly demonstrate that you are applying on behalf of a local community and will serve in a fiscal and administrative capacity on behalf of that community, but the local community will lead the BF AWP process. Attach a memorandum of understanding or other document which demonstrates this relationship between the state applicant and local community. *NA*

☒ Affirm you are not a recipient of an FY10 BF AWP pilot grant.

CFRPC was not a recipient of a FY10 BF AWP pilot grant.

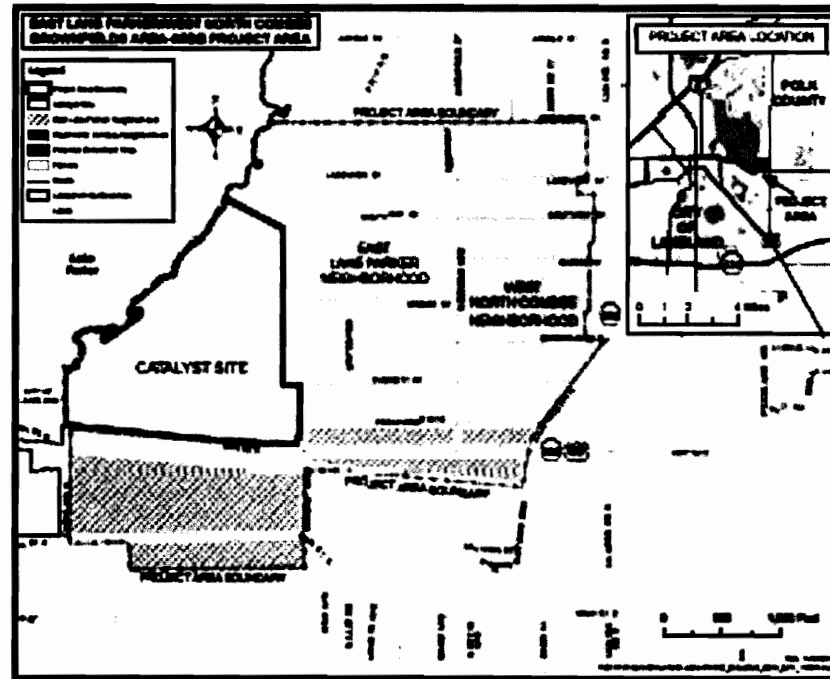
2. **Location of proposed BF AWP project area:**

- a. In the space below, provide geographic boundaries (street, natural and/or constructed boundaries, such as a river or a railway) and approximate acreage of the proposed BF AWP project area.

The project area is 272 acres bounded by Broadway Rd on the north, the southern edge of the JBT Property and US 92 on the south, Lake Parker on the west and Combee Road on the East.

- b. In the space below, provide a small but legible black and white map, with scale and street-level detail, which clearly delineates the project area boundaries within the context of the city or community.

CFRPC
FY 13 USEPA Brownfields Area Wide Planning Grant



3. Identify the specific catalyst, high priority brownfield site(s) within the proposed BF AWP project area around which your project will focus:

In the space below, provide the following information (a-d) for each of the catalyst, high priority brownfield site(s) identified. (Note: These catalysts, high priority brownfield site(s) should be consistent with the catalyst, high priority brownfield site(s) identified under ranking criterion 2.i.).

- a. **Basic Brownfields Site Information:** Provide the name of the brownfields site and the address of the site, including zip code.

2150 US HIGHWAY 92
LAKELAND, FL 33801

- b. Affirmation that the site is NOT any of the following:

The Central Florida Regional Planning Council affirms that the Brownfields Site Information described as "2150 US Highway 92, Lakeland, FL 33801 is not listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and subject to the jurisdiction, custody, or control of the U.S. government.


- c. **Type of Contamination, or Potential Contamination, at the site.** State whether petroleum or hazardous substances contaminate, or potentially contaminate, this site.

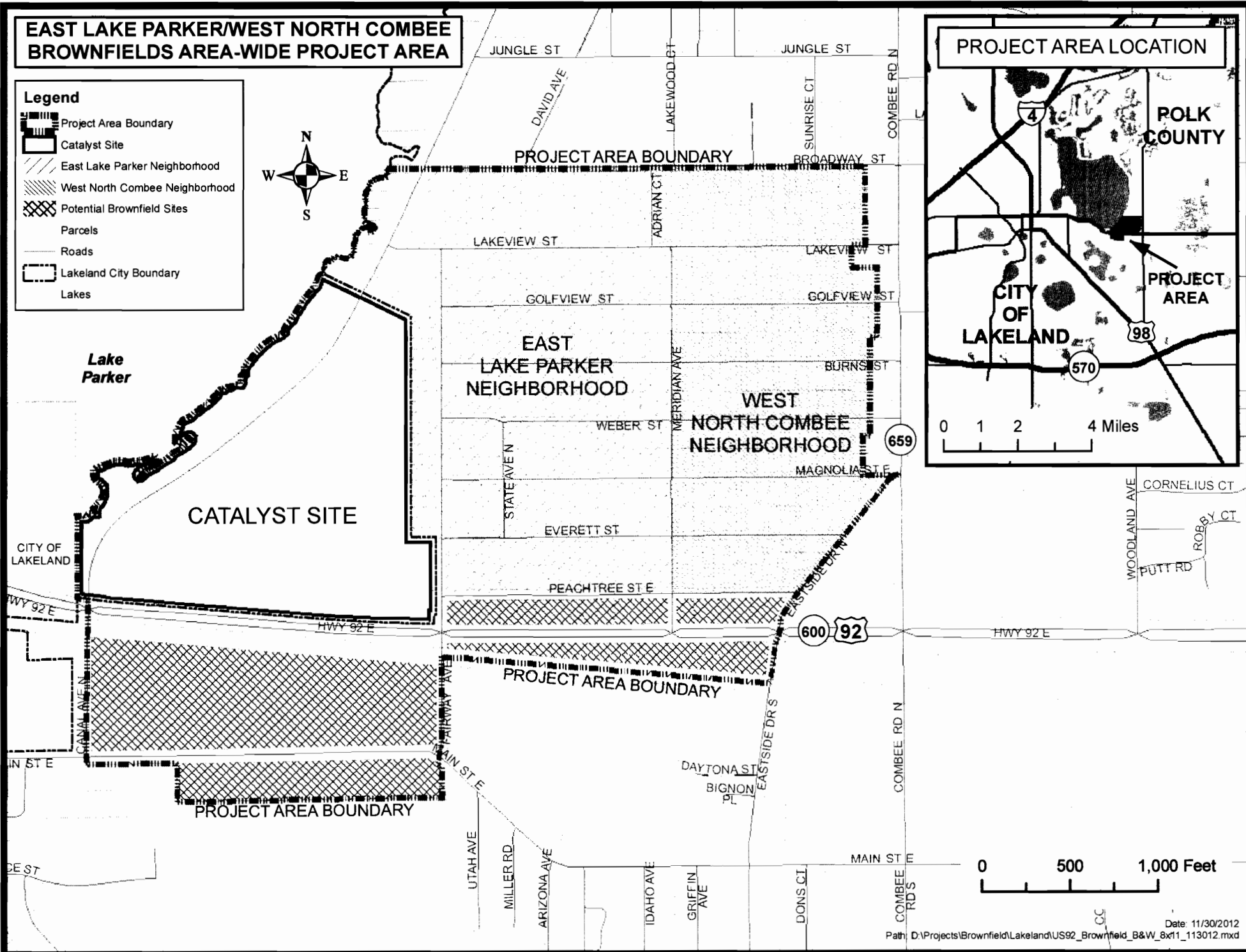
It is anticipated that there may be potential pesticide and/or fertilizer contamination on the site.

To our knowledge, there are no known or anticipated petroleum contaminants on the Catalyst Site.

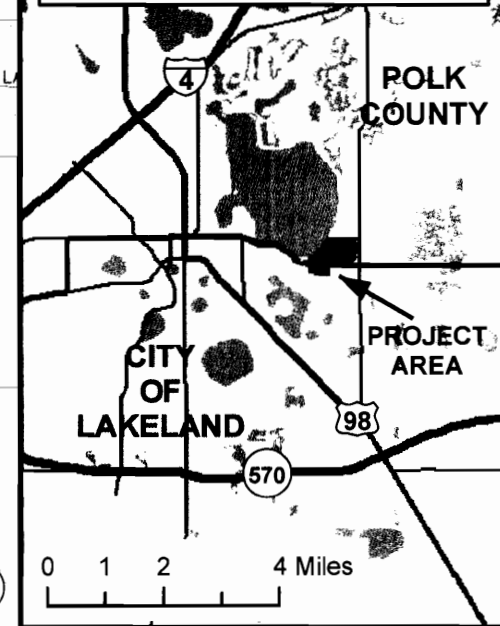
EAST LAKE PARKER/WEST NORTH COMBEE BROWNFIELDS AREA-WIDE PROJECT AREA

Legend

-  Project Area Boundary
-  Catalyst Site
-  East Lake Parker Neighborhood
-  West North Combee Neighborhood
-  Potential Brownfield Sites
-  Parcels
-  Roads
-  Lakeland City Boundary
-  Lakes



PROJECT AREA LOCATION



0 500 1,000 Feet

CFRPC
FY 13 USEPA Brownfields Area Wide Planning Grant

d. Date of the EPA's prior determination of Brownfields site status.

The Catalyst site has not been involved in a previous brownfield grant per CERCLA 101(39).

4. Ineligible activities: *NA*

5. Letter of support: *Attached*

Included with our Letters of Support is a letter from:

Combee Area Revitalization Effort (C.A.R.E.). C.A.R.E. is a 501c4 organization registered with Polk County Florida.

d. *(If applicable)* **Date of the EPA's prior determination** that the site meets the definition of "brownfield site" for purpose of a prior brownfield grant per CERCLA § 101(39):

4. Ineligible activities: Unless your proposal contains any activities that are ineligible for funding, you may state "N/A" for this threshold criterion. Please reference Section I.C., Uses of EPA Assistance, to ensure that the activities you are proposing for your project are eligible. Ineligible activities will not be considered for funding and may affect evaluation of your proposal and the ability of it to be funded.

5. Letter of support:

Included with our Letters of Support is a letter from:

Combee Area Revitalization Effort (C.A.R.E.) C.A.R.E. is a 501c4 organization registered with Polk County Florida.

APPENDIX D
Project Milestones

Project Milestones

May 2013-August 2013: Project Kick-off, Community meeting

The following specific tasks and actions to accomplish such tasks are provided below:

- Inventory existing conditions and identify community priorities.
 - This includes property owner identification, review of existing and planned infrastructure conditions and capacity, inventory of existing land uses and building stock. (This research is estimated to cost \$18,217. In addition, \$6,000 of consultant work is estimated.)
 - Hold two community-wide meetings to initiate the project and work with the community to identify community priorities. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)

May 2013 – January 2014: Existing Conditions and Community Meetings

Conduct research regarding existing conditions of targeted brownfields area and brownfields site reuse planning.

- Provide brownfields economic research, infrastructure studies, research of environmental conditions of the brownfields area and environmental justice concerns.
- Assess opportunities to address environmental concerns and promote suitable compatible development outcomes.
- Research opportunities to promote the reuse of existing infrastructure including transportation, utilities, water and wastewater.
- Research opportunities for linkages to housing, job centers, and transit in the project area.
(This work for the tasks above is estimated to cost \$38,548. In addition, \$10,000 of consultant work is estimated.)
- This research will be conducted in conjunction with one to two additional community meetings. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)

January 2014- May 2015: Plan Development

Develop a detailed brownfields area-wide plan.

- Develop implementation strategies containing near-term and long-term actions to transition from planning research to on-the-ground results.

- The plan will be developed in coordination with the community, stakeholders, Polk County, and the City of Lakeland.
(This work for the tasks above is estimated to cost \$67,625. In addition, \$6,000 of consultant work is estimated.)
- This research will be conducted in conjunction with two community meetings. (Two community meetings at \$250 per meeting=\$500 which includes \$50 for light refreshments for each meeting, \$30 for each meeting location rental, and \$90 for notices of each meeting.)
- Community Involvement.
 - Coordinate with the East Lake Parker and West North Combee Neighborhoods and the Combee Area Revitalization Effort (C.A.R.E.) through six meetings.
 - Continue coordination with the City of Lakeland and Polk County, and business owners.
 - In addition to the estimated meeting costs provided in the other tasks for location and supplies, it is estimated that this work will cost \$22,645 and the consultant cost will be an additional \$2,000.

APPENDIX H

Application for Federal Assistance (SF-424)

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify)**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

*** 5b. Federal Award Identifier:**

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** Central Florida Regional Planning Council

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-1520550

*** c. Organizational DUNS:**

14-125-5336

d. Address:

* Street1: 555 E. Church Street

Street2:

* City: Bartow

County:

Polk

* State: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 33830

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Helen

Middle Name:

* Last Name:

Sears

Suffix:

Title: Program Director

Organizational Affiliation:

* Telephone Number: 863-534-7130 x124

Fax Number: 863-534-7138

* Email: hsears@cfRPC.org

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

ENVIRONMENTAL PROTECTION AGENCY (EPA)

11. Catalog of Federal Domestic Assistance Number:

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

*** 12. Funding Opportunity Number:**

EPA-OSWER-OBLR-12-06

*** Title:**

Brownfields Area-wide Planning Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

East Lake Parker/West North Combee Neighborhood.

*** 15. Descriptive Title of Applicant's Project:**

East Lake Parker/West North Combee Brownfields Area-Wide Plan

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 12

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: May 2013

* b. End Date: May 2015

18. Estimated Funding (\$):

* a. Federal \$198,031.62

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL \$198,031.62

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation**☐ Yes☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Patricia

Middle Name: M.

* Last Name: Steed

Suffix:

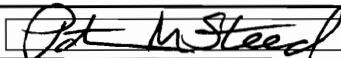
* Title: Executive Director

* Telephone Number: 863-534-7130 x130

Fax Number: 863-534-7138

* Email: psteed@cfpc.org

* Signature of Authorized Representative:



* Date Signed: November 30, 2012

Application for Federal Assistance SF-424

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

Item:	Entry:
1.	<p>Type of Submission: (Required): Select one type of submission in accordance with agency instructions.</p> <ul style="list-style-type: none"> • Pre-application • Application • Changed/Corrected Application – If requested by the agency, check if this submission is to change or correct a previously submitted application. Unless requested by the agency, applicants may not use this to submit changes after the closing date.
2.	<p>Type of Application: (Required) Select one type of application in accordance with agency instructions.</p> <ul style="list-style-type: none"> • New – An application that is being submitted to an agency for the first time. • Continuation -An extension for an additional funding/budget period for a project with a projected completion date. This can include renewals. • Revision -Any change in the Federal Government’s financial obligation or contingent liability from an existing obligation. If a revision, enter the appropriate letter(s). More than one may be selected. If "Other" is selected, please specify in text box provided. <p>A. Increase Award B. Decrease Award C. Increase Duration D. Decrease Duration E. Other (specify)</p>
3.	<p>Date Received: Leave this field blank. This date will be assigned by the Federal agency.</p>
4.	<p>Applicant Identifier: Enter the entity identifier assigned buy the Federal agency, if any, or the applicant’s control number if applicable.</p>
5a.	<p>Federal Entity Identifier: Enter the number assigned to your organization by the Federal Agency, if any.</p>
5b.	<p>Federal Award Identifier: For new applications leave blank. For a continuation or revision to an existing award, enter the previously assigned Federal award identifier number. If a changed/corrected application, enter the Federal Identifier in accordance with agency instructions.</p>
6.	<p>Date Received by State: Leave this field blank. This date will be assigned by the State, if applicable.</p>
7.	<p>State Application Identifier: Leave this field blank. This identifier will be assigned by the State, if applicable.</p>
8.	<p>Applicant Information: Enter the following in accordance with agency instructions:</p> <ol style="list-style-type: none"> Legal Name: (Required): Enter the legal name of applicant that will undertake the assistance activity. This is that the organization has registered with the Central Contractor Registry. Information on registering with CCR may be obtained by visiting the Grants.gov website. Employer/Taxpayer Number (EIN/TIN): (Required): Enter the Employer or Taxpayer Identification Number (EIN or TIN) as assigned by the Internal Revenue Service. If your

	<p>organization is not in the US, enter 44-4444444.</p> <p>c. Organizational DUNS: (Required) Enter the organization's DUNS or DUNS+4 number received from Dun and Bradstreet. Information on obtaining a DUNS number may be obtained by visiting the Grants.gov website.</p> <p>d. Address: Enter the complete address as follows: Street address (Line 1 required), City (Required), County, State (Required, if country is US), Province, Country (Required), Zip/Postal Code (Required, if country is US).</p> <p>e. Organizational Unit: Enter the name of the primary organizational unit (and department or division, (if applicable) that will undertake the assistance activity, if applicable.</p> <p>f. Name and contact information of person to be contacted on matters involving this applicant required), organizational affiliation (if affiliated with an organization other on: Enter the name (First and last name than the applicant organization), telephone number (Required), fax number, and email address (Required) of the person to contact on matters related to this application.</p>
9.	<p>Type of Applicant: (Required) Select up to three applicant type(s) in accordance with agency instructions.</p> <p>A. State Government</p> <p>B. County Government</p> <p>C. City or Township Government</p> <p>D. Special District Government</p> <p>E. Regional Organization</p> <p>F. U.S. Territory or Possession</p> <p>G. Independent School District</p> <p>H. Public/State Controlled Institution of Higher Education</p> <p>I. Indian/Native American Tribal Government (Federally Recognized)</p> <p>J. Indian/Native American Tribal Government (Other than Federally Recognized)</p> <p>K. Indian/Native American Tribally Designated Organization</p> <p>L. Public/Indian Housing Authority</p> <p>M. Nonprofit</p> <p>N. Nonprofit</p> <p>O. Private Institution of Higher Education</p> <p>P. Individual</p> <p>Q. For-Profit Organization (Other than Small Business)</p> <p>R. Small Business</p> <p>S. Hispanic-serving Institution</p> <p>T. Historically Black Colleges and Universities (HBCUs)</p> <p>U. Tribally Controlled Colleges and Universities (TCCUs)</p> <p>V. Alaska Native and Native Hawaiian Serving Institutions</p> <p>W. Non-domestic (non-US) Entity</p> <p>X. Other (specify)</p>
10.	<p>Name Of Federal Agency: (Required) Enter the name of the Federal agency from which assistance is being requested with this application.</p>
11.	<p>Catalog Of Federal Domestic Assistance Number/Title: Enter the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested, as found in the program announcement, if applicable.</p>
12.	<p>Funding Opportunity Number/Title: (Required) Enter the Funding Opportunity Number and</p>

	title of the opportunity under which assistance is requested, as found in the program announcement.
13.	Competition Identification Number/Title: Enter the Competition Identification Number and title of the competition under which assistance is requested, if applicable. C. Increase Duration D. Decrease Duration E. Other (specify)
14.	Areas Affected By Project: List the areas or entities using the categories (e.g., cities, counties, states, etc.) specified in agency instructions. Use the continuation sheet to enter additional areas, if needed.
15.	Descriptive Title of Applicant's Project: (Required) Enter a brief descriptive title of the project. If appropriate, attach a map showing project location (e.g., construction or real property projects). For pre-applications, attach a summary description of the project.
16.	Congressional Districts Of: (Required) 16a. Enter the applicant's Congressional District, and 16b. Enter all District(s) affected by the program or project. Enter in the format: 2 characters State Abbreviation – 3 characters District Number, e.g., CA-005 for California 5th district, CA012 for California 12th district, NC-103 for North Carolina's 103rd district. • If all congressional districts in a state are affected, enter "all" for the district number, e.g., MD-all for all congressional districts in Maryland. • If nationwide, i.e. all districts within all states are affected, enter US-all. • If the program/project is outside the US, enter 00-000.
17.	Proposed Project Start and End Dates: (Required) Enter the proposed start date and end date of the project.
18.	Estimated Funding: (Required) Enter the amount requested or to be contributed during the first funding/budget period by each contributor. Value of in-kind contributions should be included on appropriate lines, as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses.
19.	Is Application Subject to Review by State Under Executive Order 12372 Process? Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process. Select the appropriate box. If "a." is selected, enter the date the application was submitted to the State.
20.	Is the Applicant Delinquent on any Federal Debt? (Required) Select the appropriate box. This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include: But may not be limited to; delinquent audit disallowances, loans and taxes. If yes, include an explanation in an attachment.
21.	Authorized Representative: (Required) To be signed and dated by the authorized representative of the applicant organization. Enter the name (First and last name required) title (Required), telephone number (Required), fax number, and email address (Required) of the person authorized to sign for the applicant. A copy of the governing body's authorization for you to sign this application as the official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)

APPENDIX I

Documentation of Applicant Eligibility and Other Criteria

FIRST AMENDMENT
TO THE
INTERLOCAL AGREEMENT CREATING
THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

THIS FIRST AMENDMENT to the Interlocal Agreement creating the Central Florida Regional Planning Council, made and entered into during September, 1980, by and between DeSoto County, Hardee County, Highlands County, Okeechobee County, and Polk County, each being a political subdivision of the State of Florida,

WITNESSETH:

WHEREAS, the 1980 Legislature enacted Chapter 80-315, amending Sections 160.01 and 160.02 and creating Sections 160.03-160.06 Florida Statutes, which mandate municipal involvement and gubernatorial appointments to Regional Planning Councils, and

WHEREAS, the Central Florida Regional Planning Council has performed valuable planning and coordination services, and

WHEREAS, the parties hereto desire to amend the Interlocal Agreement creating the Council to comply with Chapter 80-315.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, benefits to accrue, and agreements herein contained and set forth, the parties' signatory hereto do hereby amend the Interlocal Agreement Creating the Central Florida Regional Planning Council as follows:

1. Paragraph 3 is hereby deleted in its entirety and replaced as follows:

3. Membership. The Council shall consist of seventeen (17) voting members. Each principal member unit as defined in Article 2(a) shall be represented by voting members as follows:

a. One voting member from each member County shall be a member of that County's Board of County Commissioners and appointed by that Board.

b. One voting member from each member County shall be either a Mayor, City Councilman, or other elected municipal official from one of the other local general

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
CREATING THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
Page Two

purpose governments in that County, appointed by agreement of the majority of municipalities within that County.

c. Any municipality in the Region having a population of 25,000 or more may join the Council. They shall have one (1) voting member who is appointed by the governing board of that municipality.

d. There shall be six (6) voting members appointed by the Governor, subject to confirmation by the Florida Senate. Each County shall be represented by one (1) member who is a resident of that County. Polk County, due to its relative size, shall be entitled to have a second resident appointed to the board. In the event that an additional gubernatorial appointment or appointments are added, the appointee shall be a resident of the County with only one (1) representative having the next highest population.

d. In addition, there may be one (1) non-voting ex-officio member from each member unit of government, who shall be the Chief Planning Officer.

2. The Agreement shall otherwise remain unchanged and in full force and effect.

3. This Amendment shall take effect on October 1, 1980, provided that the Agreement shall have been approved and executed by at least three (3) of the member counties and a copy of the agreement filed with the Clerk of the Circuit Court of each member county.

Regional Planning Agencies the right and duty to study, review and make recommendations concerning "Areas of Critical State Concern" and "Developments of Regional Impact" to local governments and through the Division of State Planning to the Governor and the Cabinet; and

WHEREAS, Rule 22E-1.01 of the Florida Administrative Code requires every State Board, Department, Commission, District, Agency, County and Municipality Agency created by Florida Statutes or laws, except judicial or legislative circuits and districts, to use the eleven (11) multi-county regional planning district boundaries to prepare regional studies, reports, and plans and for programs and budgets, including but not limited to comprehensive planning and land and water management; and

WHEREAS, the Division of State Planning is responsible for conducting a "continual process of State Comprehensive Planning" by considering studies, reports and plans of each Federal, State, Regional and Local Governmental Department, Agency, Institution and Commission and considering existing and prospective resources, capabilities, and needs of State and Local governments based upon the best available data to establish goals, objectives and policies for the long-range guidance for orderly social, economic, and physical growth of Florida; and

WHEREAS, "Comprehensive Regional Planning Districts" are an integral part of "State Comprehensive Planning" as established by Part I of Chapter 23 of the Florida Statutes; and

WHEREAS, the parties hereto desire to make the most efficient use of their powers to cooperate for mutual advantages to provide services and facilities in an effort

FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT
CREATING THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
Page Three

IN WITNESS WHEREOF, the parties have caused this Amend-
ment to be executed and their signatures to be affixed on the
day and year first above written.

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

By: *John F. Lewis*

Chairman

Attest: *El Haddad J*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

By: *Donald Osley*

Chairman

Attest: *Cliff Betts J*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HARDEE COUNTY, FLORIDA

By: *Samuel D. Rauls*

Chairman

Attest: *Willa G. Jordan*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By: *Ernie Glover*

Chairman

Attest: *Carolyn Smith*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

By: *Carl A. Auld*

Chairman

Attest: *Earl Rich*

Deputy Clerk

INTERLOCAL AGREEMENT CREATING THE
CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

THIS AGREEMENT, made and entered into this 28 day of February, 1977, pursuant to the authority of Section 163.01, Florida Statutes, by and between DESOTO COUNTY, HARDEE COUNTY, HIGHLANDS COUNTY, OKEECHOBEE COUNTY, and POLK COUNTY, each being a political subdivision of the State of Florida,

WITNESSETH:

WHEREAS, the continuing "Comprehensive State Planning" process described by Chapter 23 of the Florida Statutes includes, but is not limited to the following areas of regional and local development and concern:

1. Economic Development, including agriculture, industry and commerce;
2. Natural Resources Development, including water resources, fish and wildlife, parks and recreation, pollution and environmental health;
3. Social Development, including housing, employment, education, mental and physical health and social welfare, and cultural development, public utilities and services;
4. Transportation Development, including provisions for airports, highways, roads and waterways;
5. Public and Industrial Safety, including the prevention and suppression of fires, explosions and unsafe conditions and practices including the prevention of crime, identification, custody and correction of criminals and those criminally inclined;

WHEREAS, the Environmental Land and Water Management Act, Chapter 380 of the Florida Statutes, grants to

to optimize the employment of geographic, human, economic and natural resources in an effort to optimize economic, natural resource, social, land use, transportation and public safety development; and

WHEREAS, Section 163.01(4) of the Florida Statutes provides that "a public agency of the State of Florida may exercise jointly with any other public agency of the State, or any other State or of the United States Government any power, privilege, or authority which such agencies share in common and which each might exercise separately."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises, covenants, benefits to accrue and agreements herein contained and set forth, the parties signatory hereto do hereby establish the "Central Florida Regional Planning Council", hereinafter referred to as Council, as a separate legal entity, and do further agree as follows:

1. Purpose: The purpose of this Agreement is:
 - a. To provide a means of exercising the rights, duties, and powers of a Regional Planning Agency set forth by Chapters 23, 163 and 380 of the Florida Statutes, including those functions enumerated hereinabove by preambles, and other applicable Florida, Federal and Local law.
 - b. To serve as a regional coordinator for the members of the Council.
 - c. To exchange, interchange and review various programs of the individual members which have a relationship to regional problems.
 - d. To promote communication between the members for the conservation and compatible development of the member counties.
 - e. To cooperate with Federal, State, Local and non-governmental agencies to accomplish these objectives.

2. Effective Date, Duration, Termination and Withdrawal:

- a. The principal member units of the Council shall be the DeSoto, Hardee, Highlands, Okeechobee, and Polk Boards of County Commissioners.
- b. This agreement shall continue from year to year without the necessity of a formal renewal by any party hereto, unless terminated as hereinafter provided.
- c. Amendments to this agreement shall be made effective by an affirmative vote of a majority of the voting members of the Council and shall require ratification by a majority of the principal member units. Any amendment to this agreement shall be submitted, in writing, to each regular voting member at least twenty-one (21) days prior to the meeting at which such amendment is to be voted upon.
- d. Any party hereto or principal member unit may withdraw its membership by resolution duly adopted by its governing body, and upon giving twelve (12) months written notice of withdrawal to the chairman of the governing body of each other principal member unit without the effect of terminating this agreement. Contractual obligations of the withdrawing member shall continue until the effective date of the withdrawal. All property, real or personal, of the Council on the effective date of withdrawal shall remain the property of the Council and the withdrawing principal member unit shall have no rights thereto.
- e. In the event there is a complete termination of this agreement which would involve the disposition of the property of the Council, such property shall be liquidated

and each principal member unit shall be entitled to a share of the proceeds bearing the same ratio to the total proceeds as the contribution of the principal member bore to total contributions made by all principal member units during the preceding fiscal year of the Council.

f. In case of a complete termination of this agreement, the non-Federal matching contributions to any approved Federal grant shall be firm, the project shall be completed and the required reports and accounting shall be completed.

g. This agreement may be terminated at any time by resolution duly adopted by the governing body of each principal member unit.

3. Membership: Each principal member unit as defined in Article 2(a) above shall be represented by:

a. Three (3) voting members, each of whom shall be a qualified elector of the county from which he is appointed.

b. One voting member of each county shall be a member of that County's Board of County Commissioners.

c. One voting member shall be either a mayor, city councilman, or other elected municipal official from one of the municipalities within that county.

d. One voting member shall be a layman having special knowledge of areawide and community needs and ability to speak for citizen interests.

e. In addition, there may be one (1) non-voting ex-officio member from each county, who shall be the chief planning officer.

f. All members will be appointed by the Board of County Commissioners of each county. Where possible, the Board

will seek the recommendation of the League of Cities or similar organization in appointing the municipal representatives.

4. Officers: The officers of the Council shall consist of the following:

- a. A Chairman, who shall serve as Chairman of the Council. He shall be an ex-officio member of all subsidiary committees and boards.
- b. A Vice-Chairman, who shall act for the Chairman in his absence. He shall also perform such other functions as the members, from time to time, shall assign.
- c. A Secretary, who shall conduct the correspondence of the Council, approve minutes of the meetings, be custodian of the records, keep the roll of all members and discharge such other duties as may be assigned by the Chairman or the members.
- d. A Treasurer, who shall supervise the financial affairs of the corporation and perform such other duties as usually pertain to that office.
- e. The officers of the Council shall be elected at the annual meeting of the Council and shall hold office for a term of one (1) year or until their respective successors are elected and qualified.

5. Meetings:

- a. The annual election of officers shall be held during the regular December meeting in each year.
- b. Regular monthly meetings shall be held on the days and at the times established by the Council.
- c. Special meetings may be called by the Chairman at his discretion and shall be called by the Chairman when requested by one (1) voting member from each of two-thirds (2/3) of the principal member units.

d. The place and time of each meeting shall be determined by the membership prior to the adjournment of the previous meeting. In the absence of such a determination, the time and place of meetings shall be determined by the Chairman.

e. A quorum at any meeting shall consist of a majority of the voting members present provided, however, no quorum shall exist unless a voting member is present from each of more than one-half (1/2) of the principal member units. When a quorum has been determined to be present, a majority of those present and voting may take action on all matters presented at the meeting. Each member present shall vote on each question presented to the Council except in the event he disqualifies himself.

f. The Secretary or his nominee shall keep minutes of each meeting and distribute a copy thereof to each voting member.

6. Finances:

a. On or before August 15th of each year, the Region shall adopt a budget and certify a copy thereof to the Clerk of the governing body of each principal member unit. Upon approval thereof by the governing body of the principal member unit, each principal member unit shall include in its annual budget and cause the levy of a millage sufficient to produce an amount sufficient to fund the proportionate share of each principal member unit of the Region's budget.

b. The fiscal year of the Region shall commence on the first day of October and end on the last day of September in each year.

c. The Council shall have the right to receive and accept in furtherance of its functions, funds, grants and services from federal, state and local governments or their agencies and from private and community sources, and to expend therefrom such sums of money as shall be deemed necessary from time to time for the attainment of its objectives.

d. The proportionate share of the budget of the Council shall be an amount which bears the same ratio to the total budget as the population of each principal member unit bears to the total population of the Council, all as determined annually by the Department of Administration pursuant to Section 23.019, Florida Statutes, for the year preceding each budget determination.

e. The annual contribution of each principal member unit shall be a maximum of twenty cents (20¢) per capita of the population of the principal member unit according to the last available determination under Section 23.019, Florida Statutes.

7. Powers: The Council shall have all powers granted by law, including without limiting the generality of the foregoing:

a. The powers granted by Chapter 23, 163, and 380 of the Florida Statutes as now existing or as, from time to time, are amended.

b. To adopt rules of policy and procedure and by-laws, to regulate its affairs and conduct business.

c. To adopt an official seal.

d. To maintain an office at such place within the Region as may from time to time be determined.

- e. To employ staff members and consultants, including an executive director, planning specialists, clerical personnel, attorneys, engineers and other specialists as the Council deems necessary and desirable to the performance of its duties and exercise of its rights and powers.
- f. To utilize staff members employed by principal member units as agreed by the principal member unit and determined by the Council to be desirable to solve regional and local problems and establish Council policies.
- g. To hold public hearings and sponsor public forums whenever deemed necessary or useful in the execution of the functions of the Council.
- h. To acquire, own, operate, maintain, lease and sell real or personal property and hold title thereto in the name of the Council.
- i. To fix and determine by resolution, rules, and regulations relating to advertisement for bids, manner of bidding and a maximum amount, below which same will not be required, to procure goods and services.
- j. To sue and be sued, implead and be impleaded, complain and defend, in all courts and before all administrative boards.
- k. To receive and accept from any Federal or State agency and institutions, grants for, or in aid of, the purposes of the Council.
- l. To make and enter into all contracts and agreements, and do and perform all acts and deeds necessary and incidental to the performance of its duties and the exercise of its powers.
- m. To incur debts, liabilities and obligations which are not the debts, liabilities or obligations of any of the parties to this Agreement.

8. It is expressly understood that the terms and conditions of, and this Agreement, shall be effective between and among those parties signatory hereto; and that the validity, force and effect of their Agreement shall not be affected by one or more of the parties hereinabove not joining in this Agreement, any other provision of this Agreement to the Contrary notwithstanding.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and their signatures to be affixed on the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
DESOTO COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HARDEE COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY, FLORIDA

By [Signature]
Chairman

Attest [Signature]
Deputy Clerk

CLERK OF CIRCUIT COURT

CLIF BETTS, JR.

1980 SEP 29 PM 12:19

FILED FOR RECORD
OKEECHOBEE COUNTY, FLORIDA

135392

-10-

The Florida Senate

2012 Florida Statutes

TITLE XIII PLANNING AND DEVELOPMENT	CHAPTER 186 STATE AND REGIONAL PLANNING	<u>VIEW ENTIRE CHAPTER</u>
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186.505 Regional planning councils; powers and duties.— Any regional planning council created hereunder shall have the following powers:

- (1) To adopt rules of procedure for the regulation of its affairs and the conduct of its business and to appoint from among its members a chair to serve annually; however, such chair may be subject to reelection.
- (2) To adopt an official name and seal.
- (3) To maintain an office at such place or places within the comprehensive planning district as it may designate.
- (4) To employ and to compensate such personnel, consultants, and technical and professional assistants as it deems necessary to exercise the powers and perform the duties set forth in this act.
- (5) To make and enter into all contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under this act.
- (6) To hold public hearings and sponsor public forums in any part of the regional area whenever the council deems it necessary or useful in the execution of its other functions.
- (7) To sue and be sued in its own name.
- (8) To accept and receive, in furtherance of its functions, funds, grants, and services from the Federal Government or its agencies; from departments, agencies, and instrumentalities of state, municipal, or local government; or from private or civic sources. Each regional planning council shall render an accounting of the receipt and disbursement of all funds received by it, pursuant to the federal Older Americans Act, to the Legislature no later than March 1 of each year.
- (9) To receive and expend such sums of money as shall be from time to time appropriated for its use by any county or municipality when approved by the council and to act as an agency to receive and expend federal funds for planning.
- (10) To act in an advisory capacity to the constituent local governments in regional, metropolitan, county, and municipal planning matters.
- (11) To cooperate, in the exercise of its planning functions, with federal and state agencies in planning for emergency management as defined in s. 252.34.
- (12) To fix and collect membership dues, rents, or fees when appropriate.
- (13) To acquire, own, hold in custody, operate, maintain, lease, or sell real or personal property.
- (14) To dispose of any property acquired through the execution of an interlocal agreement under s. 163.01.

- (15) To accept gifts, grants, assistance, funds, or bequests.
- (16) To conduct studies of the resources of the region.
- (17) To participate with other governmental agencies, educational institutions, and private organizations in the coordination or conduct of its activities.
- (18) To select and appoint such advisory bodies as the council may find appropriate for the conduct of its activities.
- (19) To enter into contracts to provide, at cost, such services related to its responsibilities as may be requested by local governments within the region and which the council finds feasible to perform.
- (20) To provide technical assistance to local governments on growth management matters.
- (21) To perform a coordinating function among other regional entities relating to preparation and assurance of regular review of the strategic regional policy plan, with the entities to be coordinated determined by the topics addressed in the strategic regional policy plan.
- (22) To establish and conduct a cross-acceptance negotiation process with local governments intended to resolve inconsistencies between applicable local and regional plans, with participation by local governments being voluntary.
- (23) To coordinate land development and transportation policies in a manner that fosters regionwide transportation systems.
- (24) To review plans of independent transportation authorities and metropolitan planning organizations to identify inconsistencies between those agencies' plans and applicable local government plans.
- (25) To use personnel, consultants, or technical or professional assistants of the council to help local governments within the geographic area covered by the council conduct economic development activities.
- (26) To provide consulting services to a private developer or landowner for a project, if not serving in a review capacity in the future, except that statutorily mandated services may be provided by the regional planning council regardless of its review role.

History.—s. 2, ch. 59-369; ss. 17, 35, ch. 69-106; s. 1, ch. 73-283; ss. 3, 5, ch. 80-315; s. 8, ch. 81-167; s. 4, ch. 82-46; s. 8, ch. 83-55; s. 4, ch. 83-334; s. 12, ch. 84-257; s. 1, ch. 92-182; ss. 30, 38, ch. 93-206; s. 959, ch. 95-147; s. 15, ch. 95-196; s. 71, ch. 99-2; s. 93, ch. 99-251; s. 63, ch. 2011-142; s. 13, ch. 2012-99.

Note.—Former s. 160.02.

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